

Housing Advisory Committee

Meeting held June 4, 2019

A meeting of the Housing Advisory Committee is held this day commencing at 9:30 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Marina Clemens, Chair
Councillor Kieran McKenzie
Jessica Brunet
Fiona Coughlin
Phil Dorner
Kathy Hay
Eric Hill
Jim Steele
Leigh Vachon
Angela Yakonich
Joyce Zuk

Regrets received from:

Gary McNamara, Mayor of Tecumseh
Anna Angelidis

Also present are the following resource personnel:

Debbie Cercone, Executive Director of Housing & Children's Services
Chris Aspila, Planner III
Greg Atkinson, Planner III Economic Development
Joe Baker, Manager of Permits, Deputy Chief Building Official
Judith Binder, CMHC
Jeannie Diamond Francis, County of Essex
Kelly Goz, Coordinator, Housing Administration & Development
Tina Moore, Coordinator, Housing Administration & Development
Jennifer Tanner, Manager, Homelessness & Housing Support
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:32 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by J. Steele, seconded E. Hill,
That the minutes of the Housing Advisory Committee of its meeting held April 16, 2019 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Secondary Suites – Update on the Take-up

C. Aspila explains the issue of secondary suites has become more of an operational matter and states the Building Department will now take the lead. He adds to date, the Building Department has issued 7 permits for secondary suites, and notes that no permits have been issued for ancillary units.

J. Zuk states part of the impetus was to address the stock of affordable housing and asks if there have been efforts to promote secondary suites. C. Aspila responds that the Planning Department has produced brochures identifying three ways to undertake a secondary suite.

C. Aspila advises Bill 108, More Homes, More Choice Act, 2019 renames secondary suites to Additional Residential Units and adds the Bill has not yet received Royal Assent.

T. Moore indicates the Housing Department will initiate a Secondary Suites Program in the Fall 2019 through Ontario Renovates and the Revolving Loan Fund. She will report back to HAC regarding the take-up in this program.

P. Doran suggests information relating to the secondary suites program be provided to the Real Estate Board as they have on going educational classes for the realtors. D. Cercone responds she will coordinate and liaise with other departments to develop a secondary suite package to provide to the Real Estate Board.

Joe Baker advises he is working with Greg Atkinson, Planning Department to provide messaging to the public regarding the logistics required to create a secondary suite.

In response to a question asked by Councillor McKenzie regarding the cost to construct a secondary suite. J. Baker responds it depends on the age of the home but the average cost is approximately \$15,000 to \$20,000. He notes there may be potential development charges.

Moved by A. Yakonich, seconded by Councillor McKenzie,
That the verbal update relating to the take-up of the Secondary Suites program **BE RECEIVED.**
Carried.

4.2 10 Year Housing & Homelessness Master Plan – Update

K. Goz provides the following update at it relates to the 10 Year Housing & Homelessness Master Plan:

- The Ministry of Municipal Affairs and Housing granted an extension to Service Managers to submit the Legislative 5 Year Review of the 10 Year Housing & Homelessness Plans to December 31, 2019.
- From January to February 2019, the following activities were completed:
 - Workshop – 90 participants
 - Focus Groups with individuals with lived experience – 27 participants
 - Small Group Discussions – 108 participants
 - Questionnaires with Members of Council – 3 participants
 - Telephone interview with Service Providers – 4
 - Online Survey – 1,449
- From March 2019:
 - Draft targets and strategies presented to HAC, Windsor Essex Community Advisory Board and Homeless Coalition Windsor Essex County
- Final Plan and report to Council in the Fall 2019. Once approved, to be submitted to the Ministry to comply with legislative requirements.

4.3 2018 Annual Report to the Community on the 10 Year Housing & Homelessness Master Plan

K. Goz advises HAC has been provided with the first draft of the Annual Report and adds there have been further two revisions to the document. She notes the report summarizes the results achieved over 2018 and provides 5 years of comparative data to highlight the achievements made by the community to date. She encourages HAC to provide comments or suggestions to her by the week's end.

In response to a question asked by J. Brunet regarding if any of the units in the Meadowbrook Development have been designated to individuals on the By-Names List, D. Cercone responds that the building will be mixed income and that a total designation to the By-names List would pose a challenge.

Moved by F. Coughlin, seconded by L. Vachon,
That the update relating to the 2018 Annual Report to the Community on the 10 Year Housing & Homelessness Master Plan **BE ACCEPTED**.
Carried.

4.4 Province of Ontario Community Housing Renewal Strategy

T. Moore advises Ontario's Community Housing Renewal Strategy is focused on affordable housing for low-income households and the non-profit, co-operative and municipal housing sector.

In terms of the Community Housing Renewal Strategy, the following represents the outcomes, key priorities and focus:

- Repairing and increasing the supply and mix of well-maintained housing that meets people's needs.
- Providing opportunity for people to live in housing that meets their needs and supporting them to participate in the economy and their community
- Increasing efficiency in the system by removing red-tape, improving coordination and helping providers offer sustainable housing.
- A multi-year strategy, starting with these priority actions over the next few months:
 - Implement flexible new programs that can respond to different needs across Ontario's diverse communities and can leverage federal funding under the National Housing Strategy
 - Create safer communities
 - Improve waiting lists and help those in need
 - Simply rent-geared-to-income rules
 - Create incentives for community housing providers to continue to provide housing and become more sustainable.

The Chair refers to the e-mail sent to HAC relating to the “Community Housing Renewal Strategy and Consultation on Proposed Regulatory Changes”. She indicates as part of the Community Housing Renewal Strategy, the Province is proposing to amend regulations related to safer communities, improving waiting lists, helping those most in need and simplifying the rent-geared-to-income rules. The Province has requested feedback relating to these proposed regulatory changes by July 1, 2019.

K. Hay reports she will be sending a letter as a tenant representative as there is a dire need to reduce the number of people on the waiting lists.

T. Moore refers to the following two new programs to be launched in 2019-20 whose funding streams are stackable programs:

- **Canada-Ontario Community Housing Initiative (COCHI)**
 - Will provide funding to Service Managers to reduce the federal Social Housing Agreement funding that expires each year, beginning April 2019.
 - This funding can be used by Service Managers to repair, regenerate and expand community housing and to protect affordability support for tenants.
 - Managers will be required to give priority to indigenous housing providers under the Urban Native program.

- **Ontario Priorities Housing Initiative (OPHI)**
 - Will provide flexible funding to all 47 Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership.
 - **Under the Ontario Priorities Housing Initiative, housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness. Up to a 5% cap over the entire three years.

J. Zuk suggests “rent supps” and the possible risk in four years be discussed at the next meeting. She adds the homelessness strategy is moving people into market rents.

J. Zuk leaves the meeting at 10:45 o’clock a.m.

Councillor McKenzie adds if the subsidies are lost for affordable housing, he notes no amount of stock will be able to replace the number of subsidies.

J. Binder requests a review of the affordable housing allowance be discussed at the next meeting.

4.5 Province of Ontario Housing Supply Action Plan

T. Moore reports the intent is for the Housing Supply Action Plan to complement the Community Housing Renewal Strategy. The Five Point Plan is as follows:

- **Speed:**
 - Cut red tape and paperwork
 - Changes to the Planning Act (proposed) to speed up local planning decision and make the appeals process more efficient
 - Communities to implement planning permit systems and streamline approvals to 45 days.
 - Make building secondary suites easier (exemption from development charges)
 - Upfront development costs should be easier to predict.
- **Cost:**
 - Permits, government approvals and charges by municipalities
 - Home ownership – better consumer protection
- **Mix:**
 - Making it easier to build different types of housing
 - Approvals and streamlining processes.
 - Build varying house sizes close to transit
- **Rent:**
 - Protect tenants and make it easier to building rental housing
 - Exempted new rental units from rent control – to encourage new construction
 - Postpone development charges until buildings are rented
 - Landlord Tenant Board – recruitment of adjudicators
- **Innovation:**
 - Creative Approaches
 - Tiny houses
 - Innovative design material (wood & pre-fabricated homes)
- **Additional Proposed Changes to:**
 - *Environment Assessment Act*
 - *Conservation Authorities Act*
 - *Endangered Species Act*

J. Binder advises an individual who makes an annual salary of \$45,000, will not be able to afford a house.

4.6 Overview of Housing Programs

T. Moore provides an overview of the Windsor-Essex Federal Provincial 2019 Housing Program Allocations and Take-Up. She adds the allocation for 2019 is significantly lower than in previous years.

4.7 Reaching Home – Canada’s Homelessness Strategy

K. Goz reports in 2017, the Government of Canada made a commitment to consult with Canadians to redesign the Homelessness Partnering Strategy. The successor program, Reaching Home (RH) will replace the Homelessness Partnership Strategy (HPS) effective April 1, 2019. Reaching Home will continue its community-based approach and will fund eligible Community Entities directly. The total allocation for Windsor Essex is \$3,992,891 and is comprised of two funding components – Designated Funding for Community Entities and Community Capacity and Innovation Funding.

4.8 By-Names Prioritized List Dashboard

K. Goz states the Government of Canada under Reaching Home has updated the definition of Chronic Homelessness as follows:

Chronic homelessness refers to individuals who are currently experiencing homelessness and who meet at least one of the following criteria:

- They have a total of at least 6 months (180 days) of homelessness over the past year;
- They have recurrent experiences of homelessness over the past 3 years; with a cumulative duration of at least 18 months (546 days).

K. Goz reports they are doing a better job of obtaining data at a community level. She adds currently there are 235 chronically homeless individuals.

A. Yakonich leaves the meeting at 11:15 o’clock a.m.

4.9 Community Homelessness Prevention Initiative (CHPI)

J. Tanner advises on April 17, 2019, the province notified the City of Windsor of its allocation under CHPI, which did not include the \$537,000 enhancement committed by the previous government. As a result, there will be reductions made to CHPI funded

programs in 2019-2020. A report went to City Council on June 3, 2019 which provided a high level overview of the provincial budget and the impact on the municipality. The Service Providers who are directly impacted by the CHPI reductions will be notified. The CHPI allocation for 2019-2020 is \$10.16 million and will go up to \$10.7 million for the following two fiscal years.

5. Date of Next Meeting

The next meeting will be held on September 17, 2019 at 9:30 a.m. in a meeting room to be determined.

6. Adjournment

There being no further business, the meeting is adjourned at 11:30 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR